

Minutes are considered "DRAFT" until approved at next meeting

Minutes
Farmington High School Building Committee
Site Evaluation Subcommittee
Wednesday, June 5, 2019
Town Hall Council Chambers
1:00 PM

Present:

Meg Guerrera
Johnny Carrier
Garth Meehan
Chris Fagan
Kathy Blonski, Town Manager
Russ Arnold, Director of Public Works
Kathryn Krajewski, Assistant Town Manager
Vince LaFontan, School Business Administrator
Liz Dolphin, Land Consultant
Beth Kintner, Town Council Liaison

A. Call to Order.

The meeting was called to order at 1:07 p.m.

B. Minutes.

1) To approve the attached May 21, 2019 minutes.

Upon a motion made and seconded (Meehan/Fagan) it was unanimously VOTED: to approve the May 21, 2019 minutes.

C. To Review potential locations and finalize the Subcommittee's Recommendations.

The subcommittee continued their discussion of the Westwoods Golf Course location. Liz Dolphin distributed an updated copy of the Westwoods Map, which is recorded with these minutes as Attachment A.

The unencumbered portion of the land is different than what we originally thought. Liz Dolphin explained that the Westwoods property (230.646 acres) was purchased by the Town of Farmington in 1980 with the assistance of State/Federal Land and Water Conservation Funds

The areas outlined on the map (Attachment A) in red (11.6 acres and 3.95 acres) have been released from any restrictions imposed by Land and Water

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Conservation Fund Dedication Agreement (V.323 P.537). This agreement states that the property shall be used only for public outdoor recreation and conservation. This restriction remains over the remaining Westwoods Golf Course property (approximately 215 acres). The subcommittee had general discussion on the following:

- Any portion of the proposed high school building, associated parking or athletic facilities can be located on the unrestricted portion of the property without any approval from the State.
- It is possible that associated recreation fields could be built on the adjacent restricted land, however, this would require consulting with the State and possibly the National Park Service. While the athletic fields for a High School would provide outdoor recreation, it is uncertain whether this would be considered "public".

One option for continued consideration of the Westwoods property for a future High School site is to request that additional land be released from the open space dedication agreement as was done in 1998 for the 15.55 acres cited above. The release process involves an exchange of land with an appraised value equal to or greater than the portion of the Westwoods property to be released. In exchange, the new property would then be restricted to use for outdoor public recreation and conservation. This release and exchange would require both the approval of the Connecticut DEEP and the National Park Service.

The subcommittee discussed potential Town-owned properties that they believed would be a suitable swap, suggestions included the unencumbered portion of Hein Farm.

The subcommittee also discussed the potential utilizing the space that is currently the driving range, clubhouse, and parking lot, to add additional acreage to the potential high school location in addition to the unrestricted portion.

The subcommittee reached consensus that Westwoods Golf Course is a viable option for the new building option, in addition to the entire municipal campus. The potential restrictions for the use of this property, outlined above, will be articulated to the architect during the RFP process.

1) **Subcommittee communication document.**

The subcommittee determined that Westwoods Golf Course is the only viable option to include as an alternative location for the architect's conceptual designs. The subcommittee discussed adding this

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information to the communication document, outlining why Westwoods Golf Course would be a good site. The reasons Westwoods Golf Course would be a good site include:

- Existing infrastructure
- No disruption to students during construction phase of the project
- Contiguous connection with Westwoods Upper Elementary
- Potential for future ball fields at Krell Farm property (currently a life use restriction of the property makes it unsuitable)
- Roadwork improvements

The subcommittee received comments from Bob Bonato, who submitted his design to the FHS Building Committee at their previous meeting. Mr. Bonato inquired about the consideration of his project, as he feels it possesses the same advantages of Westwoods Golf Course. The subcommittee explained that his work has been reviewed by the FHS Building Committee and will be given to the architects for consideration. The architects will be the ones to take an investigative look at either the entire municipal campus or Westwoods Golf Course [for the new building option] and determine their best solutions as they complete their conceptual designs.

Rusty Malik informed the committee that the State does have guidelines for site size (20 acres + 1 acre for every 100 students) so the total for Farmington would be approximately 33 acres.

Adjournment.



Upon a motion made and seconded (Carrier/Fagan) the subcommittee meeting adjourned at 1:51 p.m.

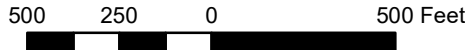
Respectfully Submitted,

Kathryn Krajewski
Assistant Town Manager



Legend

-  Westwoods Unrestricted Property
-  Westwoods - Total - 231 Acres



Town of Farmington
FHS Building Committee
Site Evaluation Subcommittee
Prepared by L. Dolphin
6/3/2019